

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly

(Address) 2491 Pelham Parkway

Pelham, AL 35124

Send Tax Notice to:

(Name) Sheila D. Ellis

(Address) 119 Saint Charles Drive

Helena, AL 35080

**WARRANTY DEED**

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Six Thousand Nine Hundred and no/100 (\$96,900.00)----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,

J. Dennis Sims d/b/a JDS Homes  
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

Sheila D. Ellis

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 29, according to the Survey of Magnolia Park, St. Charles Place, Phase Three, Sector One, as recorded in Map Book 21, Page 4, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1996 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$ 77,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-25709

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08/09/1996-25709  
08:41 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DO1 RCB 28.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 25th day of July, 19 96.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

✓ J. Dennis Sims (Seal)

d/b/a JDS Homes (Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. Dennis Sims d/b/a JDS Homes, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of July, 19 96

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar. 12, 1997.  
RENEWED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires

[Signature]  
Notary Public